

Item **10/00740/FUL**

Case Officer **Liz Beard**

Ward **Clayton-le-Woods North**

Proposal **Application for 4 No dwellings amendment to previously approved layout (10/00418/FULMAJ)**

Location **605 Preston Road Clayton-Le-Woods Chorley PR6 7EB**

Applicant **Wainhomes Development**

Consultation expiry: 28 September 2010

Application expiry: 28 October 2010

Proposal

1. The application is for 4 no. dwellings, which is an amendment to the previously approved layout (ref. 10/00418/FULMAJ) in September 2010 on land adjacent to 605 Preston Road.
2. The overall site is a flat site covering 0.6 acres. This application relates to a site area of 0.2 acres and is adjacent to 605 Preston Road. The site is contained in the New Towns Masterplan and was highlighted for a phase of office development. However, there is planning permission for 11 houses on this site.
3. The proposal is for a change in house type from Jenner to Baird house type, which is a two storey, three bedroom semi detached property. This scheme shows a replacement of 3 no. two and half storey houses (4 bedrooms) with 4no. two storey houses (3 bedrooms), along the frontage of Preston Road.

Recommendation

4. It is recommended that this application is refused.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of Development
 - Design and Appearance
 - Mix of Housing
 - Impact on Amenity of Future and Existing Occupiers
 - Highways and Parking

Representations

6. No letters of objection have been received

Consultations

7. The Environment Agency have no comments to make on the application.
8. Lancashire County Council (Highways) have no objection to the proposal.
9. Chorley Council's Conservation Officer (Design) has provided comments, which are discussed in the assessment part of the report under the heading Design and Appearance.

Assessment

Principle of Development

10. The principle of development was considered in a previously approved scheme on this site ref.09/00750/FUL, and in the more recent scheme(ref. 10/00418/FULMAJ) which was approved in September 2010. Therefore the principle of residential development is acceptable.
11. This scheme shows a replacement of 3 no. two and half storey houses (4 bedrooms) with 4 no. two storey houses (3 bedrooms). There is also a current application, recently validated, for the change in house type to the remaining houses on the Preston Road frontage. This therefore increases the overall number of houses on the site, which previously had permission for 11 houses to 13 houses. Whilst there is an increase in numbers of dwellings this equates to an increase in two additional bedrooms overall. The density now equates to 52 dwellings per hectare, which was previously 44 dwellings per hectare.

Design and Appearance

12. The 4 new houses will be accessed from the existing access from Preston Road, into the adjoining site that has been developed by Wainhomes, and a further cul-de-sac will be taken off the existing road. This site will then be a continuation of the adjacent site. There were originally to be five houses located along the front of the site, along Preston Road, where they were to be four three 2.5 storey houses and one two storey house. They were all detached and four bedroomed properties, and house types that have been used elsewhere in the adjoining scheme.
13. The proposal is to replace three of those houses with two pairs of semi-detached properties. This is the Baird house type, which has not been used in the adjacent scheme, and is therefore a new house type for this development.
14. A key characteristic of the area, that the applicant acknowledges in their design and access statement, is the variety of properties to be found both in terms of scale and use. The previously approved scheme (Ref. 10/00418/FULMAJ) included a degree of variety in the size and height of the proposed buildings. This current application reduces the variety of buildings with the result that the streetscene now appears to be more uniform.
15. There is a significant reduction in amenity space within this scheme, compared to the previously approved scheme. The back gardens, as measured from the plan, are less than 6.0 metres in length. There is also a dominance of vehicles in rear parking bays, which now has eight vehicles parked in close proximity compared with four in the previously approved scheme. This looks cluttered and will not be visually pleasing to any future occupants, especially those that live opposite.
16. The current scheme appears cramped and compromised and the relationship of spaces to buildings and the parking arrangements are considerably less visually pleasing than the previously approved scheme.

Mix and Type of Housing

17. The housing previously approved on the whole of this site was a range of two, three and four bedroom properties, with car parking provided. The housing to be replaced was two and a half storey (4 bedroom) properties and this proposal is for two storey (3 bedroom), whilst it has reduced the number of 4 bedroom properties to be provided, the number of three bedroom properties has increased. The change to the mix of housing is still considered to be appropriate and complies with Planning Policy Guidance (PPG) Note 3 Housing.

Impact on Amenity of Future and Existing Occupiers

18. The houses all comply with the privacy distances as set out within the Council's Design Supplementary Planning Guidance (SPG), however, the garden areas fall well below 10m in length which is the requirement as set out in the SPG. The garden areas provided are just under 6.0 metres in length, when measured on the plan, with car parking provided outside the fencing to the rear. There will not be any harm to the amenity of the existing occupiers or the future occupiers in relation to privacy and therefore the proposal is acceptable in relation to

privacy distances being maintained. However, as explained above there is an issue in relation to the design.

Highways and Parking

19. The access into this site is to be taken off the existing cul-de-sac into the adjacent site which, has previously been developed by Wainhomes.
20. There is car parking provided by way of driveways, which are located to the rear of the properties. This complies with the appropriate standards. Therefore there are no objections in terms of highway safety and parking.

Overall Conclusion

21. Whilst the principle of residential development is acceptable on this site, it is considered that the changes to the house types on the Preston Road frontage, within this part of the scheme will provide a more cramped appearance and compromise the spaces between the buildings. Also to the rear of the scheme the gardens are less than 6.0 metres in length, which is considerably lower than the suggested minimum length as outlined in the Council's Design Guidance Document. Behind this area there are eight car parking spaces provided which would appear cluttered and not provide a visually pleasing outlook for future occupants. The proposal does not provide a good quality design, which is expected as outlined in PPS1 and PPS3 and therefore the application is recommended for refusal.

Planning Policies

National Planning Policies:

PPS1 and the Climate Change Supplement, PPS3, PPS4 and PPG13.

Adopted Chorley Borough Local Plan Review

Policies: GN1, HS4, EM6, and SP6

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

07/00469/FULMAJ Erection of 1 no. two storey office building. Approved July 2007.

08/00203/FULMAJ Development of 24 no. residential dwellings, including the demolition of existing property. Approved July 2008.

08/00974/DIS Application to discharge conditions relating to 08/00203/FULMAJ. All conditions were discharged October 2008.

09/00042/FUL Amendments to previously approved layout (08/00203/FULMAJ) and erection of 7 no. detached houses including infrastructure. Refused February 2009.

10/00418/FULMAJ Resubmission of planning application 10/00047/FULMAJ for 11 no. dwellings & infrastructure to land adjacent to 605 Preston Road, including amendments/plot substitution to previously approved layout for planning application 08/00203/FUL. Approved September 2010.

Recommendation: Refuse Full Planning Permission

Reasons

1. The amendment to the previously approved application, showing a change in house type, will provide a more cramped development and compromise the spaces between the buildings on a prominent frontage (Preston Road), than previously shown and as such is contrary to Saved Policy HS4 of the Chorley Local Plan Review, and Planning Policy Guidance 3: Housing.2) The rear garden spaces do not provide a reasonable level of amenity for the future occupants of the dwellings. The gardens sizes shown are 6.0m which is less than the 10.0m minimum requirement as outlined in the Council's Supplementary Planning Guidance and as such is contrary to Saved Policy HS4 of the Chorley Local Plan Review.